

Florence, New Jersey 08518-2323
March 2, 2020

A regular meeting of the Florence Township Board of Adjustment was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairman Zekas called the meeting to order at 7:31 p.m. followed by a salute to the flag.

Secretary Lutz then read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Brett Buddenbaum	Joseph Cartier
Larry Lutz	Anant Patel
Lou Sovak	B. Michael Zekas
Margo Mattis	Dennis Puccio
Nick Haas	

Absent: None

Also Present: Solicitor David Frank

Engineer Hugh Dougherty and Planner Barbara Fegley were both excused.

The Board welcomed Nick Haas. Mr. Haas had previously been sworn in at the Township Clerk's office.

RESOLUTIONS

- A. Resolution ZB-2020-04: Approval granted to Village Holdings, LLC for Use Variance to convert current 3 residential units and 1 commercial unit to 4 residential units on property located at 214-216 Broad Street, Florence, NJ 08518. Block 57, Lot 17.

It was the Motion of Mr. Lutz, seconded by Mr. Buddenbaum to approve Resolution ZB-2020-04.

Upon roll call, the Board voted as follows:

YEAS: Lutz, Buddenbaum, Cartier, Mattis, Patel, Sovak, Zekas
NOES: None
ABSENT: None

- B. Resolution ZB-2020-05: Approval granted to Steve Kowalczyk for Use Variance to convert former commercial residential use to 4 residential units on property located at 202 Foundry Street, Florence, NJ 08518. Block 14, Lot 1.

It was the Motion of Mr. Cartier, seconded by Vice Chair Patel to approve Resolution ZB-2020-05.

Upon roll call, the Board voted as follows:

YEAS: Cartier, Patel, Buddenbaum, Lutz, Mattis, Sovak, Zekas
NOES: None
ABSENT: None

16.

- C. Resolution ZB-2020-06: Approval granted to Edward Leigh for Bulk Variance to construct an addition on an accessory considered customarily incidental to a residential use on property located at 1082 Florence Columbus Road, Florence Township. Block 168, Lot 1.01.

It was the Motion of Mr. Lutz, seconded by Mr. Cartier to approve Resolution ZB-2020-06.

Upon roll call, the Board voted as follows:

YEAS: Lutz, Cartier, Buddenbaum, Mattis, Patel, Sovak, Zekas

NOES: None

ABSENT: None

APPLICATIONS

There were no applications.

MINUTES

It was the Motion of Mr. Buddenbaum, seconded by Mr. Lutz to approve the minutes of the February 3, 2020 Regular Meeting. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. 2/05/20: Burlington County Soil Conservation District regarding Foxdale Properties

It was the Motion of Mr. Lutz, seconded by Vice Chair Patel to receive and file Item A. Motion unanimously approved by all members present.

OTHER BUSINESS

- A. 2019 Annual Report

Solicitor Frank stated the annual report is just a catalog of the applications that came before the Board in 2019. He pointed out that this Board has seen several applications over the past 2 years that are for an accessory building size issue in the AGR, R and RA zones. These applications have come in for a Use Variance but the Board determined that they were Bulk Variances for building size. People are looking to have larger accessory buildings to hold all of their “stuff” for hobbies, etc. He stated that the Board should highlight this to the governing body in writing along with this report requesting them to look at the standards for size of accessory buildings especially in the AGR and R & RA larger lots. He added that our ordinance is very restricted.

Solicitor Frank advised the Board that they can make a motion tonight to adopt this as their annual report with the added language or it can be held until the next meeting for adoption. He asked that the Board try to move ahead on this since the Planning Board is in the middle of redoing the Master Plan and it might be useful if this is sent to the governing body and the Planning Board receives a copy.

Mr. Lutz asked that as a part of the Master Plan review, if what is pervious and impervious being addressed as well when it comes to pavers, decks, etc. Solicitor Frank stated he can include a paragraph on both subjects to the governing body.

Chairman Zekas stated it's not necessary to recommend an increase in the amount of impervious surface cover percentage since there are many lots that are preexisting undersized already, and to address just what it pervious and impervious.

Solicitor Frank suggested the Board to make a motion to adopt this as their annual report with the addition of a paragraph with regard to oversize accessory structures and a paragraph regarding impervious coverage to be drafted by him and the Board Clerk and that this should be conveyed to the

17.

governing body and Planning Board sooner rather than later. There will be a confirming resolution at the Board's next meeting.

It was the Motion of Vice Chair Patel, seconded by Mr. Buddenbaum to adopt the annual report to include paragraphs regarding oversize accessory structures and impervious coverage and to authorize Solicitor Frank to write a letter to the Governing Body conveying this report with these concerns. Motion unanimously approved by all members present.

PUBLIC COMMENT

There was no public present.

ADJOURNMENT

It was the Motion of Mr. Lutz, seconded by Mr. Cartier to adjourn the meeting at 7:50 p.m. Motion unanimously approved by all those present.

Larry Lutz, Secretary

/kf